



LEGISLATIVE BRIEFING
JUNE 2025

2025 Legislative Committee

- **Brad Wungluck**, City of Manteca – Chair
- **Christopher Ochoa, Esq.**, CBIA – Vice Chair
- **Doug Hughes**, Town of Windsor
- **Jeff Janes**, JAS Pacific
- **Ian Livingston**, City of Guadalupe
- **Jason Pasiut**, Bureau Veritas North America
- **John Schweigerdt**, City of Stockton
- **Ron Takiguchi**, City of Long Beach



2025 Legislative Calendar

- Two-year session begins: December 1, 2024
- Bill Introduction Deadline: February 21, 2025
 - Policy & Fiscal Committees Meet in House of Origin
- House of Origin Deadline: June 6, 2025
- **Policy Committee Deadline: July 18, 2025**
- Fiscal Committee Deadline: August 29, 2025
- End of Session (Year One): September 12, 2025
- Governor's Signing Deadline: October 12, 2025



2025 Legislative Priorities

AB 306 – As Amended on May 13, June 10, & June 23

Author: Shultz, D-Burbank

CALBO Position: **OPPOSE**

- From October 2025 – June 2031: Prohibits local cities and counties from modifying residential building standards, except, as specified:
 - Local residential standards were filed and effective by September 30, 2025
 - Local residential standards relate to home hardening
 - In times of declared emergencies
- Amendments restored the state triennial (and intervening) code adoption cycles
 - Intervening cycle still limited to editorial changes, emergency standards, incorporating errata from model codes, or Chapter 7A/WUI

2025 Legislative Priorities

AB 306 – As Amended on May 13, June 10, & June 23

- Amendments reference the recently adopted (International) WUI code to ensure continued adoption and enforcement
- Still does not apply to commercial; would create 2 separate codes to enforce
- Supported by Assembly Speaker Rivas & CBIA

2025 Legislative Priorities

AB 306 – As Amended on May 13, June 10, & June 23

- Changes effective date from June to October 1, 2025
- Clarifies the circumstances in which amendments to the state codes may be taken during the intervening code cycle.

2025 Legislative Priorities

AB 306 – Bill is now AB 130

WHY?

- **AB 306 will likely not move forward or receive any further attention**
 - The provisions have now been amended into AB 130 – a “budget trailer bill”
 - This does NOT mean that Governor Newsom will approve
 - Newsom has “line item” veto authority
- This move likely indicates that AB 306 likely did not have necessary political support
- June 23 amendments shifted the date from January 1, 2025 to September 30, 2025 for local ordinances to be allowed and considered as the base-line prior to the moratorium.

2025 Legislative Priorities

AB 306 – Bill is now AB 130

WHY?

- All provisions from the June 23 version of AB 306 have been included in AB 130
 - Same provisions and new restrictions moving forward as of October 1, 2025.
- Yes, this is a shady action – but typical political maneuvering.
 - It is 100% permissible.
- CALBO Remains **OPPOSED**.
 - The model code entities continue to be opposed alongside us.
 - Our political focus now will be with the Administration seeking a line-item veto.

2025 Legislative Priorities

AB 253 – As Amended on March 13

Author: Ward, D-San Diego

CALBO Position: **OPPOSE**

Current Location: Senate Local Gov Committee

- Dual Referral to Senate Housing
- *California Residential Private Permitting Review Act*
- AB 253 is based upon a model approved for accessory-dwelling unit (ADU) permitting ([AB 1332](#), 2023).
- Local government would be required to develop & post a fee schedule



2025 Legislative Priorities

AB 253 – As Amended on March 13

Author: Ward, D-San Diego

CALBO Position: **OPPOSE**

Current Location: Senate Local Gov Committee

- Dual Referral to Senate Housing
- If a plan check will take longer than 30 days (per the local building department), AB 253 would allow an applicant for a residential permit to engage with a third-party plan check firm of their choice.
- Goal to accelerate housing permits and construction
- Senate Local Gov Committee could **kill**



2025 Legislative Priorities

AB 1206 – As Amended on June 9 & June 24

Author: Harabedian, D-Pasadena

CALBO Position: **OPPOSE**

Current Location: Senate Local Gov Committee

- Dual Referral to Senate Housing
- Would require local jurisdictions to create (and post online) pre-approved plans for single-family and multi-family residential construction projects
- Plans would have to be available by July 1, 2026
- Amendments added lot conditions as consideration, in addition to extending implementation deadline by 6 months

2025 Legislative Priorities

AB 1206 – As Amended on June 9 & June 24

Author: Harabedian, D-Pasadena

CALBO Position: **OPPOSE**

Current Location: Senate Local Gov Committee

- Dual Referral to Senate Housing
- Projects using the pre-approved plans would have to be approved within 30 days
- Also similar to AB 1332 model approved for accessory-dwelling unit (ADU) permitting in 2023
- June 9 amendments specify when CEQA will not apply to the plan review process
- June 23 amendments require permittee statement to indemnify and minimize liability for the jurisdiction

2025 Legislative Priorities

AB 1308 – As Amended on April 30

Author: Hoover, D-Folsom

CALBO Position: **OPPOSE**

Current Location: Senate Local Gov Committee

- Dual Referral to Senate Housing
- Requires local building departments to offer an estimated timeframe to permittees for inspection
- Should estimate exceed 30 days, AB 1308 allows permittee to contract a private third party (at permittee's expense) to inspect and ensure compliance with applicable codes
- Requires permittee to submit third-party findings to local building department and requires action/approval by locals within 14 days

2025 Legislative Priorities

AB 1308 – As Amended on April 30

Author: Hoover, D-Folsom

CALBO Position: **OPPOSE**

Current Location: Senate Local Gov Committee

- Dual Referral to Senate Housing
- Defines circumstances where if building department does not act, the third-party work will be deemed compliant and/or permittee may be entitled to a permit fee refund
- Amendments will be taken in Senate Local Gov that will extend jurisdictional approval timeline

2025 Legislative Priorities

AB 750 – As Amended on April 9 & June 10

Author: Quirk-Silva, D-La Palma

CALBO Position: **OPPOSE, unless amended**

Current Location: Senate Judiciary Committee

- Would require all local jurisdictions to inspect homeless shelters annually
- Amendments allowed for attorney's fees to be recoverable by the plaintiff
- CALBO has offered clarifying amendments that will outline the timeline in which the inspection is to be conducted



2025 Legislative Priorities

AB 339 – As Amended on June 18

Author: Ortega, D-Hayward

CALBO Position: **OPPOSE**

Current Location: Senate Labor Committee (**Stalled**)

- Would require notification of local organized labor groups anytime an RFP is released. Amendments reduced notification period from 120 to 60 days to notify of pending RFP release.
- Amendments extended the deadline in which an employee organization (labor union) can confer following notification
- Direct competition to other measures that require streamlining at the local level
- Similar measure to AB 2557 of last year
- Coalition Opposition



2025 Legislative Priorities

AB 6– As Amended on May 6

Author: Ward, D-San Diego


CALBO Position: **OPPOSE**

Current Location: Senate Housing

- AB 6 would require HCD to convene a working group no later than December 2026 to assess the current definition of multifamily (5+ units)
- Amendments specified that the bill applies to residential units built under the California Residential Code
- The report would be due back to the Governor & State Legislature by December 2028 (amended)
- An effort to expand the definition and ultimately fast-track multifamily construction
- Lobbied as part of CALBO's *Leadership & Advocacy Day*


Legislative Tracking

- Available to All
- Real-Time



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LEGISLATION

Legislative Bill Report

Legislative Events
Legislative Presentations
Legislative Outreach Alerts
Capitol Corner Update
Guide to Changes in State Law
Legislative Process

Legislative Bill Reports


The California Building Officials (CALBO) Legislative Bill Report provides updates on legislative measures affecting building codes, safety regulations, and enforcement policies in California. It includes bill calendars, legislative language, and CALBO's official positions on proposed laws. Key topics covered include compliance deadlines, inspection policies for multi-unit buildings, and local enforcement procedures.




You can also access important documents like the Six Point Criteria, CALBO's Seismic Policy, and Upcoming Legislative Compliance Deadlines by clicking the icons on this page.

Legislation of Interest

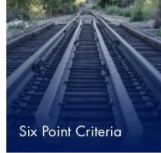
Click here for all the bills CALBO is currently tracking. Reports include calendars, legislative language, and CALBO's position on measures moving through the Capitol.



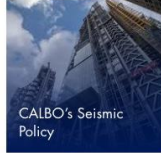
Upcoming Legislative Compliance Deadlines




Bill Search
Search legislation by bill number or keyword



Six Point Criteria



CALBO's Seismic Policy



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Upcoming Events

- **Education Week North**

- Burlingame (Bay Area)
- September 29 – October 2, 2025
- Virtual & In-Person Attendance Available

- **Education Week South**

- Costa Mesa (Orange County)
- October 27-30, 2025
- Virtual & In-Person Attendance Available



Thank you for tuning in.

For more detail, visit us at:

www.calbo.org



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